



House Three-bedroom (4+kk)

€ 558 751 | CZK 13 600 000

186 m², Prachatice, Vimperk, Zámek



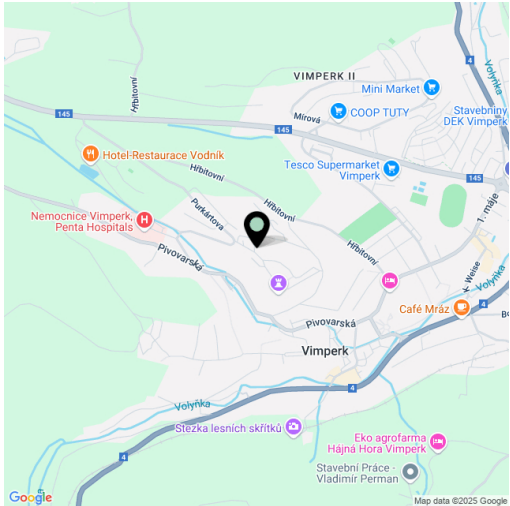


House Three-bedroom (4+kk)

€ 558 751 | CZK 13 600 000

186 m², Prachatice, Vimperk, Zámek

Total area	186 m²
Plot	345 m²
Foot print	117 m²
Garden	202 m²
Floor area	160 m²
Terrace	26 m²
Parking	3 outdoor parking spaces, one with EV charging readiness
Cellar	-
PENB	B
Reference number	108679



Living in a peaceful area close to both nature and the town center is offered by this residential project, which is being developed in a former stable from 1841, originally part of the Vimperk Castle estate. It includes a stylish terraced house with a southwest-facing garden overlooking the castle park and 3 parking spaces, completed and approved in July 2025.

The entry level features a **50-square-meter living room** with a preparation for a kitchen, a separate toilet, an entrance hall, a utility room with its own outdoor entrance, and storage space beneath the staircase leading to the upper floor. Upstairs, there are three bedrooms and two bathrooms—one with a shower and toilet, the other with a corner bathtub. The living room connects directly to a **garden terrace**.

The building's history is reflected in the **vaulted ceilings** with **exposed brickwork** on the ground floor and exposed beams upstairs, while the remaining surfaces and fittings will be entirely modern. Standard features include **Velux triple-glazed skylights**, **wooden triple-glazed windows** with black frames on the ground floor, a **preparation for a fireplace**, vinyl floors, **underfloor heating** with individual zones in each room, a gas boiler, **air-conditioning**, and the **option to install solar panels**. The garden will include a **larch wood terrace** and a water connection. **Enhanced sound insulation** between the units ensures acoustic comfort indoors. The house comes with **three outdoor parking spaces**, one of which is prepped for **EV charging**.

This impressive, historically rich location lies next to **Vimperk Castle**. The building is surrounded by **mature greenery**, with the garden directly bordering the castle park. Nearby is an **arboretum** and the **deep forests** of Vodník Hill, as well as an **open-air summer theater** and a **sports and recreation area**. The town center, with a full range of necessary amenities, is just a 15-minute walk away, with schools and medical services also within easy reach.

Total area 185.92 m² (of which interior 160.4 m², terrace of 25.52 m²), garden 202.4 m², plot 344.92 m².



House Three-bedroom (4+kk)

€ 558 751 | CZK 13 600 000

186 m², Prachatice, Vimperk, Zámek

Konírna Vimperk

Rodinný dům | House 1

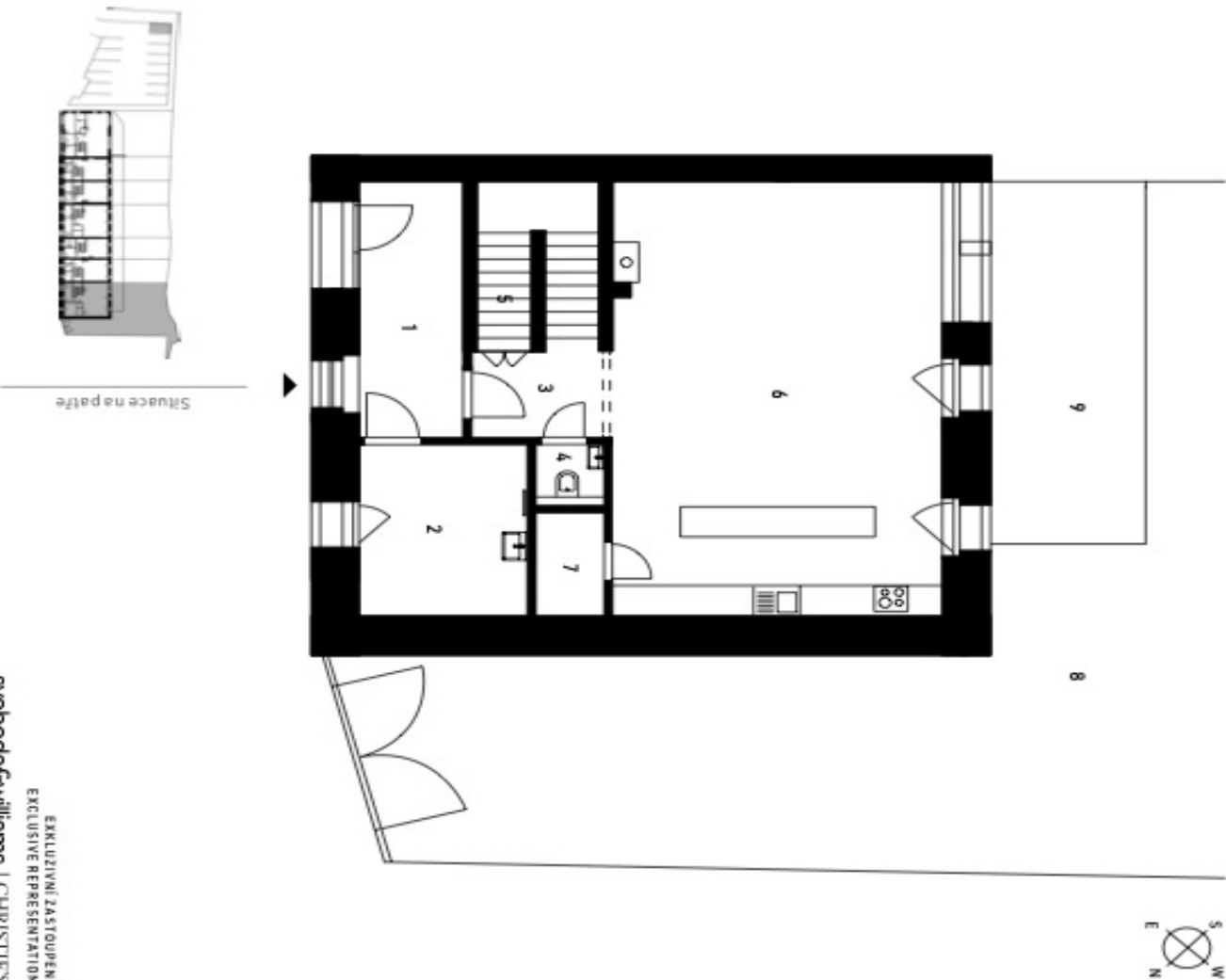
1. NP | ground floor 4+kk | 3 bdr

- 1 Hala | Hallway 9,79 m²
- 2 Tech. místnost | Technical room 10,00 m²
- 3 Chodba | Hallway 4,24 m²
- 4 WC | WC 1,44 m²
- 5 Sklad | Storage room 5,03 m²
- 6 Obývací pokoj | Living room 50,87 m²
- 7 Spíž | Pantry 2,43 m²

Užitná plocha Usable area		83,80 m²
Užitná pl. celkem Total usable area		160,39 m²
8 Terasa Terrace	25,52 m²	
9 Zahrada Garden	202,42 m²	

Celková plocha | Total area 388,33 m²

Tento výkres byl zpracován pro marketingové účely.
Uvedené plochy jsou orientační a developer si vyhrazuje právo
na změnu po dokončení fasádního systému.
This drawing has been created for marketing purposes.
The areas indicated are approximate, and the developer reserves
the right to make changes after the completion of the facade system.





House Three-bedroom (4+kk)

€ 558 751 | CZK 13 600 000

186 m², Prachatice, Vimperk, Zámek

Konírna Vimperk

Rodinný dům | House 1

2. NP | 1st floor 4+kk | 3 bdrm

1	Hala Hallway	5,75 m²
2	Ložnice Bedroom	14,58 m²
3	Koupelna Bathroom	10,16 m²
4	Koupelna Bathroom	5,06 m²
5	Ložnice Bedroom	20,48 m²
6	Ložnice Bedroom	20,56 m²

Užitná plocha | Usable area 76,59 m²

Tento výkres byl zpracován pro marketingové účely.
Uvedené plochy jsou orientační a developer si vyhrazuje právo
na změnu po dokončení fasádního systému.
This drawing has been created for marketing purposes.
The areas indicated are approximate, and the developer reserves
the right to make changes after the completion of the facade system.



Situace na pátě

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE